

August 21, 2007 CPC



ADDENDUM

07PR0361

JHM, LLC  
(JHM, LLC)

Dale Magisterial District  
West line of Iron Bridge Road

REQUEST: Approval of a variable reduction to a 100 foot buffer in conjunction with site plan approval.

RECOMMENDATION

Staff recommends approval with one (1) condition.

CONDITION

Revised plans shall be submitted for staff review that address the following staff review comments:

STAFF REVIEW COMMENTS:

1. Prior comments 1, 2, 4, 8, and 9 were not addressed on the second submittal but are acceptable on the revised sheets provided to Fire. (F)
2. Clarification of prior Comment #10: Show the fire flow needed for the proposed maintenance shop. (F)
3. The proposed waterline layout sets up a parallel waterline situation which the Utilities Department does not allow. Show the proposed fire hydrant near the entrance on Canasta Drive tapping the 16" waterline in Canasta Drive with a 16x6 tapping sleeve and valve. This will delete about 300' of 8" waterline. (U)
4. A new flow test needs to be requested for the waterline extension shown. Show on the plans the new flow test, node map and results table according to Detail DES-5. (U)

5. Show the existing 16" waterline, existing 8" sewer line and proposed 8" waterline on the storm sewer profiles. (U)
6. Show an 8x6 reducer on the 8" waterline serving the fire hydrant west of the existing garage and office. (U)
7. Revise the Phase I line so that it includes the proposed fire hydrant west of the existing garage and office. (U)
8. Submit an Engineer's Checklist. (U)
9. Label the waterline in Canasta as "Existing 16" AC waterline, County Project Number C-643". (U)
10. Coordinate points based on the Virginia State Plane Coordinate System, South Zone, North American Datum 1983 are incorrect. The location of the points is acceptable, however the values shown are incorrect. (GIS)
11. It is the responsibility of the applicant to comply with and / or acquire all applicable federal and / or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of 1 acre or more., ground water and air quality)" final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by this department prior to issuance of the land disturbance permit. (EE)
12. It is the responsibility of the owner to provide one additional set of plans to the Environmental Engineering Department and obtain an "approved for construction" stamp on two additional sets for the owner to keep on site. (EE)
13. All onsite drainage easements including stormwater / B.M.P. drainage easements must be recorded prior to issuance of a building permit for this project. (EE)
14. Prior to issuance of a land disturbance permit, a diskette/CD, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/CD must contain the following, each in a separate layer:
  - a. Final grading contour lines (5' intervals);
  - b. Proposed building footprint;
  - c. All impervious area (parking lots, driveways, roads, etc); and
  - d. The storm sewer system.

A layer report printed from AutoCAD must be submitted with the diskette/CD. Both the diskette/CD and the report must be labeled with the site plan name, site plan number, and the engineering firm. All AutoCAD files must be referenced

directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 Datum. (EE)

15. A land disturbance permit is required for this project and the following are required prior to its issuance:
  - a. Substantial or full site plan approval
  - b. A VDOT land use permit
  - c. A letter must be received from a qualified wetlands expert stating:
    1. there are no wetlands impacted on this project, or
    2. all applicable federal and state wetland permits have been acquired (copies of the permits must be submitted)
  - d. Copies of the Virginia Stormwater Management Permit (VSMP) registration statement and permit fee form (as developed by the Department of Conservation and Recreation) must be submitted (sites of one acre or more) (EE)
16. Location of street address sign is not shown. (The address can be part of your monument sign. This does not count as part of the square footage of the sign. If you are using the monument sign for the address, a detail of the monument sign needs to be on the site plan.) (HN)
17. If the site is on a through or corner lot and the street address sign will be visible from more than one road, the street name should be included in the sign. (HN)
18. Specify the material that the address sign is to be made of. (Material to be more durable than wood) (HN)
19. Put a revision date on the resubmitted plans. Resubmit 10 full sets and one copy of the site plan sheet to the Planning Department for your next review. Use the spaces below each comment to describe how you have addressed each review comment. Be sure to indicate which sheets show the required changes. Provide a transmittal letter to describe any changes to the plans not caused by the staff review comments. (P)
20. Update the county project number and the county site plan number on the landscape sheets for the site plan. (P)
21. Per previous Comment 6, show the required buffer along the property line with 773-680-5758. (P)
22. Provide clarification to the light fixture cutsheets by clearly indicating the product selections. As an example the Alaire series offers both a flat lens and a convex lens. The information provided does not indicate the choice. (The convex lens

does not meet zoning ordinance requirements). Circle or otherwise indicate the ordering information on the cutsheets. Provide information about the pole and mounting height. (P)

23. Building elevations have been provided for the office building with no staff comments. Also provide elevations for the maintenance building. See previous Comment 14 for additional information. (P)
24. The adjacent parcel 774-680-1836 to the north is not shown on the plans. Per previous Comment 19, show the owner, GPIN and current zoning for all adjacent parcels. Including this parcel will also revise the configuration of parcel 774-680-0947, which as shown does not match county GIS information. (P)

### CONCLUSION

Staff recommended approval with one (1) condition.



BRICKELL CYNTHIA W & STEVE W  
5500 CANASTA DRIVE  
GPIN: 773-680-6620-00000  
D.B. 1671, PG. 942  
ZONED C-5

REAR 210 L.F.  
1.5x PERIMETER  
LANDSCAPE "C"  
TO BE INSTALLED  
WITH PHASE IV  
EXISTING 1-1/2 STORY  
FRAME DWELLING  
TO BE DEMOLISHED  
AS PART OF PHASE IV  
PROPOSED AMENDED  
VARIABLE WIDTH  
BUFFER LOCATION

REQUIRED  
1-1/2 LANDSCAPE 'C'

PC (7)

NS (14)

LI (7)

AR (8)

CH (30) IC (30)

PROPOSED 30' DRIVE

CH (5)

LI (3)

AR (3)

RELOCATE EXISTING  
O/H POWER  
UNDERGROUND

NS (5)

PC (5)

CH (7)

TWO-STORY  
BRICK OFFICE BUILDING  
7,182 SQ. FT.  
F.F. ELEV=201.75

HANDICAP SIGN  
SEE DETAILS SHEET C-10

5' SIDEWALK

10' WATERLINE  
EASEMENT

PERIMETER LANDSCAPE 'C'

160' R/W

(80' FROM C/L)

PC (7)

NS (8)

CH

LI (4)

AR (5)

IC (11)

NS (5)

LI (2)

AR (3)

CH (30)

IC (30)

NS (14)

LI (7)

AR (8)

LANDSCAPING AND FENCING W/  
REDUCED BUFFER AREA SHALL  
BE REQUIRED UNTIL INSTALLAT  
OF THE 30' DRIVE/ACCESS  
ASSOCIATED WITH PHASE IV  
SITE PLAN IS IMPLEMENTED.

6' SOLID BOARD F

175

LAN

TO

WITH

EXIST.  
CONC. PAD

GAS TANK  
FILLER CAP

RELOCATE EXISTING  
FENCE AS SHOWN  
EXISTING CURBING  
TO BE DEMOLISHED  
AS PART OF PHASE I

LOS 400' +  
CANASTA DRIVE 742' R/W  
ROUTE 10  
CH

"RIGHT TURN" SIGN  
"STOP" SIGN  
C" LED  
DRIVE  
UTE 893

REMOVE EXISTING  
APRON AS PART  
OF PHASE IV

6" PRIVATE SAN. SEWER  
LATERAL TO BE INSPECTED  
BY BLDG INSPECTION OFFICE

EX. E/P & LANE

FRONT 250 L.F.  
PERIMETER REPLACE EXISTING  
LANDSCAPE WITH PHASE I  
TO BE INSTALLED

IRON BRIDGE ROAD  
STATE ROUTE 10  
PRIMARY ARTERIAL  
200' ULTIMATE  
SPEED LIMIT 45 M.







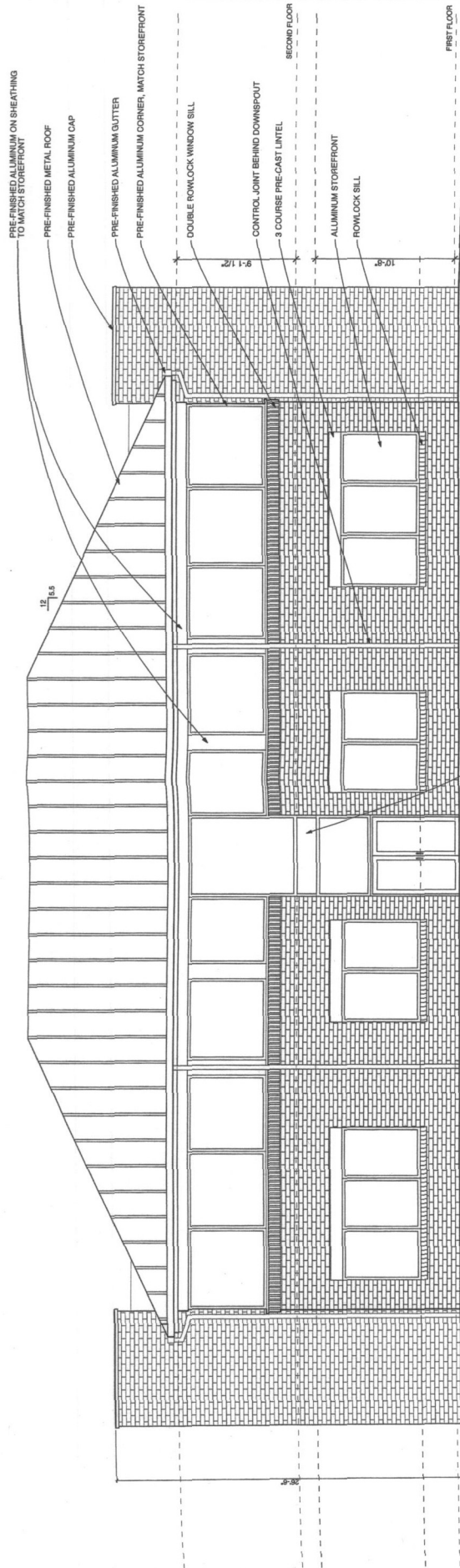
J.H. Martin And Sons Contractors, Inc.  
6550 Ironbridge Road

REVISIONS	DATE

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3031A JOM  
RICHMOND, VA  
644-478186

PROJECT  
DATE 6/

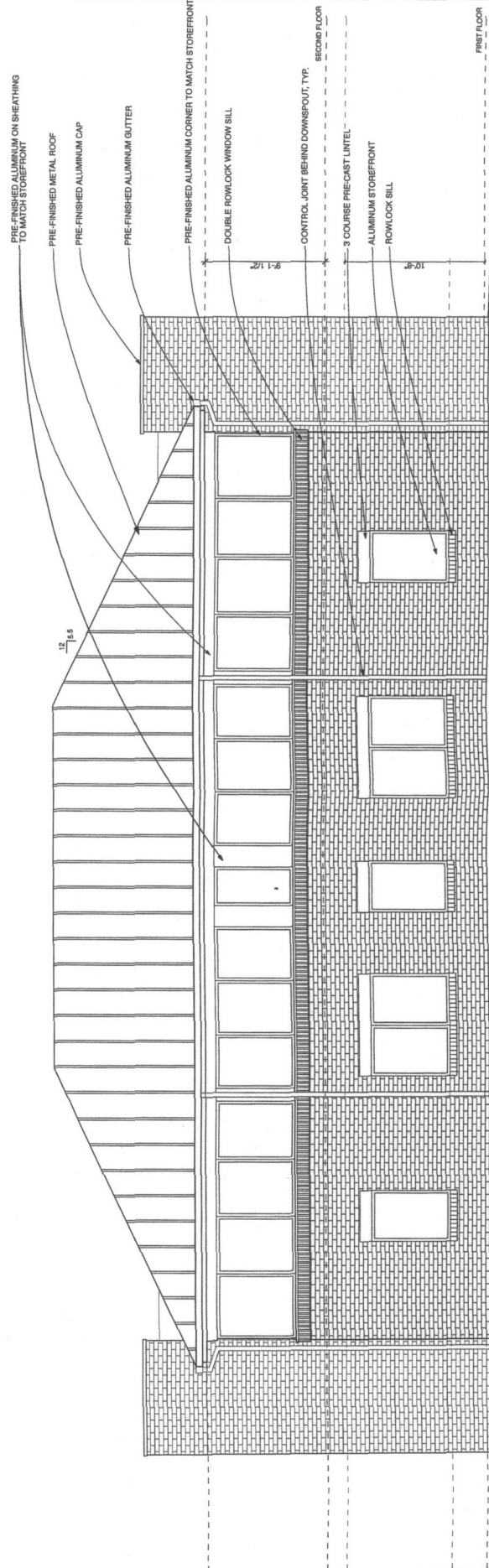
A.3  
Elevat  
Front ar



2 Front Elevation

A.301

1/4" = 1'-0"

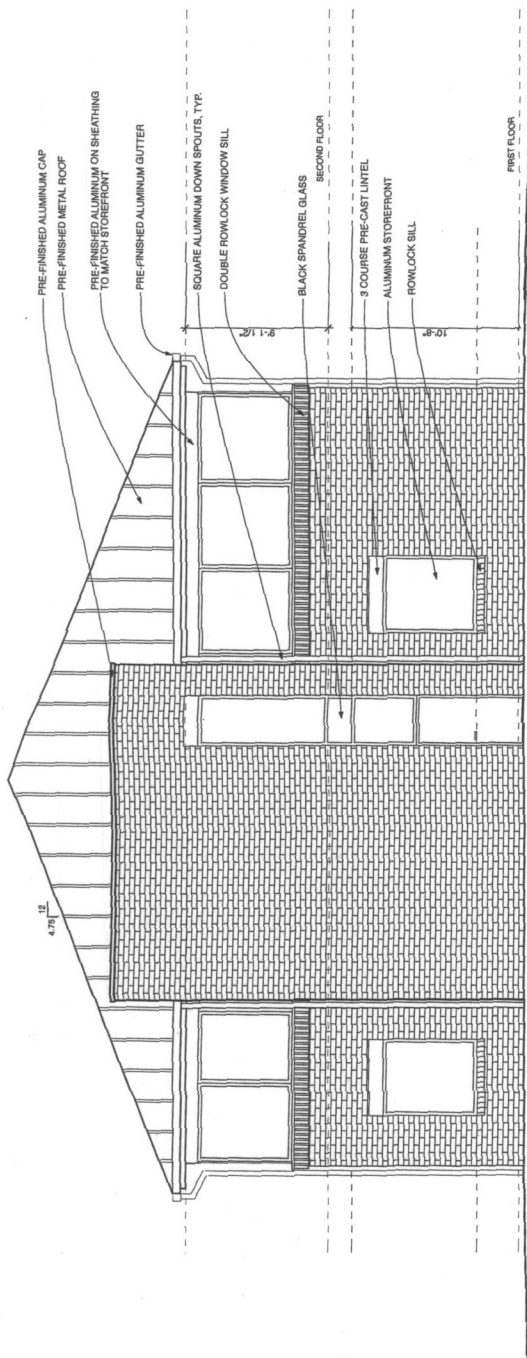


1 Rear Elevation

A.301

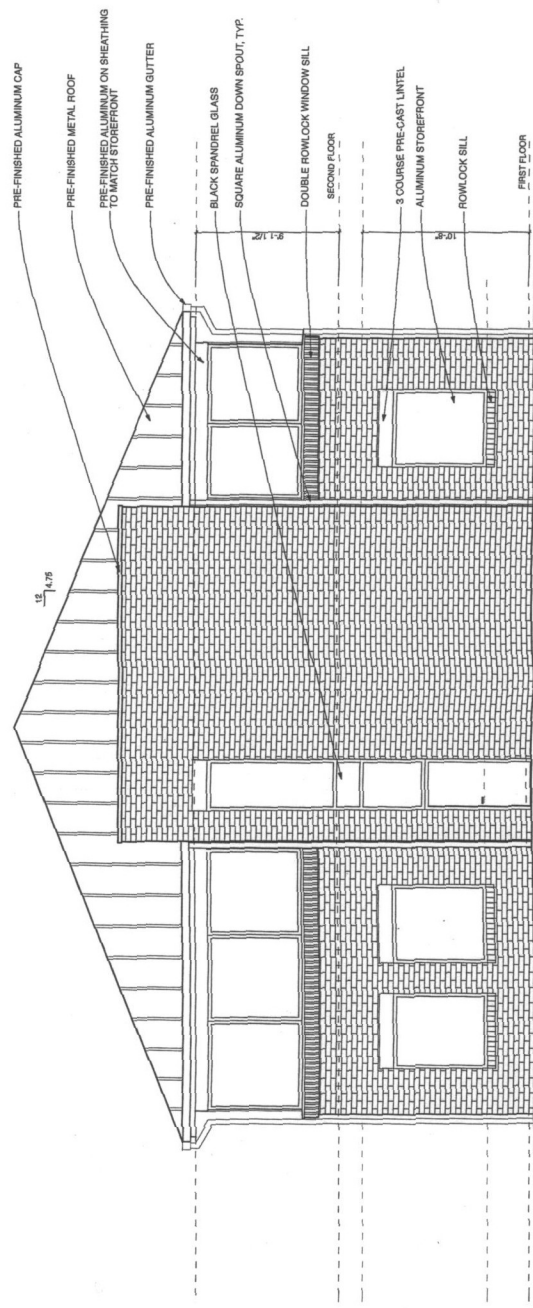
1/4" = 1'-0"





1 Right Elevation  
A.302

1/4" = 1'-0"



2 Left Elevation  
A.302

1/4" = 1'-0"

~~June 19, 2007 CPC~~  
August 21, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07PR0361

JHM, LLC  
(JHM, LLC)

Dale Magisterial District  
West line of Iron Bridge Road

REQUEST: Approval of a variable reduction to a 100 foot buffer in conjunction with site plan approval.

RECOMMENDATION

Staff recommends deferral for at least sixty (60) days for the following reason:

To allow time for the applicant to fully respond to staff review comments and provide complete information, including right of way dedication per Proffered Condition 3 of zoning Case 06SN0330.

GENERAL INFORMATION

Associated Public Hearing Cases:

73S063 – J. Gilbert Ball  
74S042 - J. H. Martin & Sons Contractors, Inc.  
75S045 – J. H. Martin & Sons Contractors, Inc.  
78S005 – J. H. Martin, Inc.  
81A072 – J. H. Martin & Sons Contractors, Inc.  
06SN0330 – JHM, LLC and Cynthia W. and Steve W. Brickell

Developer:

JHM, LLC

Design Consultant:

Site Engineering – Townes Site Engineering  
Architect – Walter Parks

Location:

Northwest quadrant of Canasta Drive and Iron Bridge Road. Tax ID 773-680-6620, 7615, 8039 and 8757. (Sheet 17).

Existing Zoning and Land Use:

C-5; Commercial and vacant

Size:

5.3 acres

Adjacent Zoning and Land Use:

North - R-7: Single family residential or vacant  
South - A and C-3, Single family residential or vacant  
East - C-5; Commercial  
West - R-7: Single family residential or vacant

BACKGROUND

The site plan has been through two (2) staff reviews, however there are significant comments remaining, including dedication of right of way prior to site plan approval as required by Proffered Condition 3 of zoning Case 06SN0330 which reads as follows:

3. Prior to any site plan approval or at the request of the Transportation Department within 120 days of approval of this request, the following right-of-way shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County:
  - a. One Hundred (100) feet on the west side of Route 10, measured from the centerline of the roadway, immediately adjacent to the property.
  - b. Forty-five (45) feet, measured from the centerline of Canasta Drive, immediately adjacent to the property. (T)

A copy of staff review comments are attached to this report.

CONCLUSIONS

Staff recommends deferral for at least sixty (60) days to allow time for the submittal and review of complete site information.

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## CASE HISTORY

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Staff (6/20/07):

The applicant was notified in writing that a deferral fee of \$130.00 must be paid prior to the Commission's August 21, 2007, public hearing.

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Applicant (7/12/07):

The deferral fee was paid.

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#### STAFF REVIEW COMMENTS:

1. Per Proffered Condition 3 of zoning Case 06SN0330, prior to site plan approval, right-of-way is to be dedicated immediately adjacent to the site one hundred (100) and forty five (45) feet from the centerline of Route 10 and Canasta Drive, respectively. Right-of-way shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
2. Prior comments 1, 2, 4, 8, and 9 were not addressed on the second submittal but are acceptable on the revised sheets provided to Fire. (F)
3. Clarification of prior Comment #10: Show the fire flow needed for the proposed maintenance shop. (F)
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24. Building elevations have been provided for the office building with no staff comments. Also provide elevations for the maintenance building. See previous Comment 14 for additional information. (P)

25. The adjacent parcel 774-680-1836 to the north is not shown on the plans. Per previous Comment 19, show the owner, GPIN and current zoning for all adjacent parcels. Including this parcel will also revise the configuration of parcel 774-680-0947, which as shown does not match county GIS information. (P)

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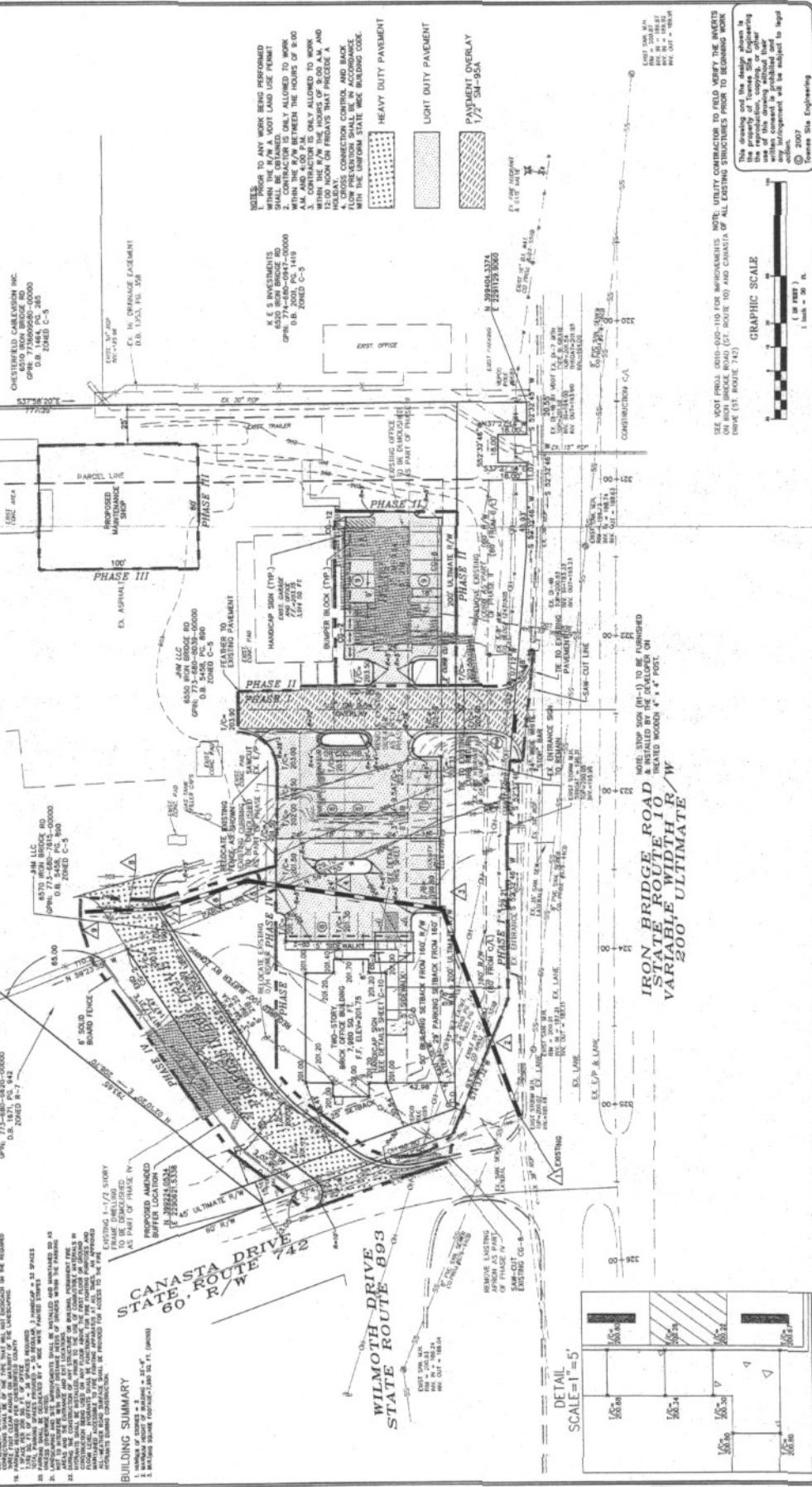
JHM, LLC



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## SITE SUMMARY & NOTES:

1.	USE, OCCUPANCY, BUILDING
2.	1. OFFICE
3.	2. SCHOOL
4.	3. INDUSTRIAL
5.	4. OTHER
6.	5. RESIDENTIAL
7.	6. OTHER
8.	9. OTHER
9.	10. OTHER
10.	11. OTHER
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WILMOT  
STATE 1  
COUNTY 1  
DATE 1/1/1911  
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